

012.0

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0021.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,131,300 / 1,131,300

1,131,300 / 1,131,300

1,131,300 / 1,131,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35-37		PONDVIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CYLL CHRISTOPHER &
Owner 2:	WALSH CAITLIN MEGAN &
Owner 3:	BUZZEO TONI M

Street 1: 35 - 37 PONDVIEW ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MYERSON ANNE J -

Owner 2: -

Street 1: 35 PONDVIEW ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 5,574 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Wood Shingle Exterior and 2843 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5574		Sq. Ft.	Site		0	80.	1.05	1									469,777						469,800	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							9369
							GIS Ref
							GIS Ref
							Insp Date
							12/20/17

PREVIOUS ASSESSMENT

Parcel ID										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	656,300	4700	5,574.	469,800	1,130,800	1,130,800	Year End Roll	12/18/2019
2019	104	FV	480,300	4700	5,574.	645,900	1,130,900	1,130,900	Year End Roll	1/3/2019
2018	104	FV	456,600	4700	5,574.	411,100	872,400	872,400	Year End Roll	12/20/2017
2017	104	FV	427,400	4700	5,574.	375,800	807,900	807,900	Year End Roll	1/3/2017
2016	104	FV	427,400	4700	5,574.	305,400	737,500	737,500	Year End	1/4/2016
2015	104	FV	379,200	4700	5,574.	305,400	689,300	689,300	Year End Roll	12/11/2014
2014	104	FV	379,200	4700	5,574.	278,300	662,200	662,200	Year End Roll	12/16/2013
2013	104	FV	395,200	4700	5,574.	264,800	664,700	664,700		12/13/2012

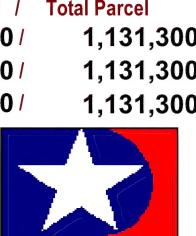
SALES INFORMATION

TAX DISTRICT							PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	
MYERSON ANNE J,	67735-350		8/2/2016		975,000	No	No			
BEUCLER MARGARE	30386-53		7/2/1999		422,500	No	No			
SHARPE HELEN J-	22252-200		7/30/1992		254,900	No	No	Y		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/17/2019	1418		9,771						12/20/2017	Meas/Inspect	BS	Barbara S
1/2/2019	2	Wood Dec	27,640	C				rebuild deck	3/20/2017	SQ Returned	MM	Mary M
9/6/2018	1286	New Wind	6,600	C					6/12/2013	Info Fm Prmt	EMK	Ellen K
8/28/2018	1239	New Wind	7,295	C					3/27/2012	Inspected	BR	B Rossignol
3/7/2018	257	Redo Kit	25,500	C					5/7/2009	Measured	372	PATRIOT
11/9/2017	1496	Dormers	144,000	O					6/14/2000	MLS		
7/18/2017	897	Porch	4,800						9/27/1999	Mailer Sent		
4/2/2013	449	Solar Pa	18,744	C					9/27/1999	Measured	263	PATRIOT
5/9/2001	275	Wood Dec	4,500	O				REMOVE PORCH AND B	10/1/1981		MM	Mary M
7/20/1999	439	Redo Kit	6,800					REMODEL KITCHEN/BA				

Sign: VERIFICATION OF VISIT NOT DATA / / /



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type: 13 - Multi-Garden	2A - 2 Sty +Attic	Full Bath: 2	Rating: Average	A Bath:	Rating:									4	WDK										
(Liv) Units: 2	Total: 2	3/4 Bath: 1	Rating: Very Good	A 3QBth:	Rating:									7	WDK	EFP 16									
Foundation: 2 - Conc. Block	Frame: 1 - Wood	1/2 Bath:	Rating:	A HBth:	Rating:									8		2									
Prime Wall: 1 - Wood Shingle	Sec Wall:	OthrFix:	Rating:													RESIDENTIAL GRID									
Roof Struct: 2 - Hip	Roof Cover: 1 - Asphalt Shgl	OTHER FEATURES				1st Res Grid Desc: Line 1 # Units: 1																			
Color: GRAY	View / Desir:	Kits: 1	Rating: Good	A Kits: 1	Rating: Average	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O							
GENERAL INFORMATION				Fpl:	Rating:	Other																			
Grade: C - Average	Year Blt: 1924	Eff Yr Blt:	WSFlue:	Rating:	Upper																				
Alt LUC:	Alt %:					Lvl 2																			
Jurisdct: G19	Fact: .					Lvl 1																			
Const Mod:					Lower																				
Lump Sum Adj:					Totals RMS: 13 BRs: 5 Baths: 2 HB																				
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN													
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	%	Location:				Exterior:	No Unit	RMS	BRs	FL													
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:	%	Total Units:				Interior:	1	7	3														
				Floor:				Additions:	1	6	2														
				% Own:				Kitchen: 1999																	
				Name:				Baths:																	
DEPRECIATION				Plumbing:				Electric:																	
				Override:				Heating:																	
				Total: 10.8 %			General:	Totals																	
							2	13	5																
CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL													
				Basic \$ / SQ: 170.00	Size Adj.: 1.06063747	Const Adj.: 1.06007779	Adj \$ / SQ: 191.141	Rate	Parcel ID	Typ	Date	Sale Price													
				Other Features: 123000	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val															
				LUC Factor: 1.00	Adj Total: 736289	Depreciation: 79519	Depreciated Total: 656770	Juris. Factor: 1.00	Before Depr: 191.14	Special Features: 0	Val/Su Net: 147.79	Final Total: 656800	Val/Su SzAd: 256.86												
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:																	
SPEC FEATURES/YARD ITEMS				PARCEL ID 012.0-0001-0021.0												IMAGE				AssessPro Patriot Properties, Inc					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
3	Garage	D	Y	1	18X20	A	AV	1924	21.94	T	40	104			4,700		4,700								
More: N				Total Yard Items: 4,700				Total Special Features:								Total: 4,700									